



RM-6 – Residential Multi-Family Low Density District

Section 7-8-5 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* It is the intent of the RM-6 Residential Multi-Family Low Density District to permit a limited range of low density multi-family housing types along with single-family detached and attached residences. This district is intended to provide a transitional area between single and multi-family areas, and to provide a compatible mixture of these housing types by limiting the size and density of multi-family development. This district is also intended for areas where low density multi-family development is appropriate but where environmental constraints and infrastructure limit development potential. Non-residential development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

(b) *Permitted uses.*

Residential.

- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational.

- Arboretums
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, related to residential development

Public/semi-public.

- Community centers
- Fire/police stations
- Libraries

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Other.

Cemeteries, columbariums

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the RM-6 Residential Multi-Family Low Density District shall be prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Accessory apartments

Accessory structures

Adult day care homes

Antenna

Bed and breakfast inns

Child day care homes

Cottage developments

Family care homes

Home occupations

Homestays

Places of worship

Public utilities and related facilities

Recreational uses, restricted to membership, non-profit

Schools

Townhouses

Vacation rentals

Wireless telecommunication facilities, concealed

Wireless telecommunication facilities, co-located

Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

Ancillary non-residential uses in residential districts

Development standard bonuses for residential zoning districts

Group homes

Level III projects

(f) *Development standards.*

- (1) *Density standards.* The maximum residential density in the RM-6 district shall be one dwelling unit per 7,000 square feet of lot area. The maximum number of residential units per multi-family building shall be four.
- (2) *Structure size standards.* None.
- (3) *Lot size standards.* The minimum lot size in the RM-6 District shall be 7,000 square feet.
- (4) *Lot width standards.* Lots in the RM-6 District shall have a minimum width of 70 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the RM-6 District.

Front:		15 ft.
Side:	Single family detached and multi-family less than 4 units/building:	6 ft.
Rear:	Single family detached and multi-family less than 4 units per building:	15 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the RM-6 District shall be 40 feet.

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- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking lots shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* None.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(d), 6-22-99; Ord. No. 2663, § 1(d), 2-8-00; Ord. No. 2664, § 1(e), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2772, § 1(1), 11-28-00; Ord. No. 2871, § 1(d), 11-27-01; Ord. No. 2904, § 1(e), 3-12-02; Ord. No. 3031, § 1(d), 6-10-03; Ord. No. 3052, § 1(a), (b), 8-26-03; Ord. No. 3064, § 1(d), 10-14-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3205, § 1, 1-25-05; Ord. No. 3412, § 1(b), 12-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3489, § 1(b), 6-19-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)